RESOLUTION No. 11 - 21 POLICY FOR PURCHASE OF RIGHT-OF-WAY BY FLOYD COUNTY

<u>WHEREAS</u>, the Floyd County Board of Supervisors are charged with the purchase of right-of-way for construction and maintenance on the Secondary Road System, and

<u>WHEREAS</u>, the uniform treatment of landowners in right-of-way purchases is of paramount importance,

<u>NOW, THEREFORE, BE IT RESOLVED</u> by the Floyd County Board of Supervisors that the Floyd County Engineer is authorized to purchase the necessary right-of-way for construction and maintenance, using values computed in accordance with the following rate schedule:

For additional land beyond the present established right-of-way.

- 1. By easement or deed: 40 times the 100% valuation. (See attachment "2020 Land Values" for value derivation.)
- 2. Fence removal: Removal of woven wire-barbed wire combination fences shall be paid for at a rate of \$\frac{\\$}{2}\$ per rod; removal of barbed wire only fences shall be paid for at a rate of \$\frac{\\$}{2}\$ per rod, with distances as determined from the survey notes and plans.
- 3. Fence replacement: Replacement of woven wire-barbed wire combination fences shall be paid for at a rate of \$\frac{\\$ \psi \beta}{\psi}\$ per rod; replacement of barbed wire only fences shall be paid for at a rate of \$\frac{\\$ \psi \psi}{\psi}\$ per rod, with distances as determined from the survey notes and plans.
- 4. Trees: Consideration will be given to all healthy trees that are located in the house yard area. All trees displaced by right-of-way acquisition that are of a size that will allow relocation will be relocated by county or county contractor. Trees that cannot be relocated will be replaced, by county or county contractor, with a 1" or 2" nursery stock of similar wood type.

Floyd County Assessor figures will be used as the land value for the following reasons:

- a. Factors are applied uniformly throughout the county.
- b. Little good can be realized by a duplication of the value appraisal.
- c. Individuals have the protected right to appeal values set by the appraisal performed by the County Assessor.

Passed and approved this 26th day of January, 2021.

ATTEST.

Gloria A. Carr. Auditor

Linda Tjaden, Chairperson

Floyd County Board of Supervisors



FLOYD COUNTY ENGINEER

101 S. MAIN STREET, SUITE. 201 CHARLES CITY, IOWA 50616-2756 641-257-6151 FAX 641-228-7356 drolando@floydcoia.org

2020 Land Values

No.	Acres	Assessor 100% Value	Assessed Value Per Acre	Acres	Deed Value (Sale Price)	Deed Value Per Acre (Sale Price)	Factor
1	158,93	\$ 364,280.00	\$ 2,292.08	158.93	\$ 2,122,618.22	\$ 13,355.68	5.83
2	77.29	\$ 82,270.00	\$ 1.064.43	77.29	\$ 259,999.70	\$ 3.363.95	3.16
3	78.75	\$ 111,590.00	\$ 1,417.02	78.75	\$ 520,999.76	\$ 6,615.87	4.67
4	39.39	\$ 53,090.00	\$ 1,347.80	39.39	\$ 314,999.86	\$ 7,996.95	5.93
5	14.96	\$ 14,350.00	\$ 959.22	14.96	\$ 95,000.04	\$ 6,350.27	6.62
6	10.00	\$ 17,690.00	\$ 1,769.00	10.00	\$ -	\$ -	0.00
7	97.25	\$ 122,740.00	\$ 1,262.11	97.25	\$ 728,491.00	\$ 7,490.91	5.94
8	159.79	\$ 251,200.00	\$ 1,572.06	159.79	\$ 1,342,236.00	\$ 8,400.00	5.34
9	80.00	\$ 122,840.00	\$ 1,535.50	80.00	\$ 748,000.00	\$ 9,350.00	6.09
10	76.48	\$ 122,010.00	\$ 1,595.32	76.48	\$ 627,136.00	\$ 8,200.00	5.14
11	88.69	\$ 137,890.00	\$ 1,554.74	88.69	\$ 703,999.93	\$ 7,937.76	5.11
12	50.12	\$ 74,290.00	\$ 1,482.24	50.12	\$ 386,022.24	\$ 7,701.96	5.20
13	145.42	\$ 190,780.00	\$ 1,311.92	145.42	\$ 999,999.53	\$ 6,876.63	5.24
14	49.51	\$ 61,240.00	\$ 1,236.92	49.51	\$ 225,400.22	\$ 4,552.62	3.68
15	163.49	\$ 224,870.00	\$ 1,375.44	163.49	\$ 960,000.20	\$ 5,871.92	4.27
16	79.04	\$ 123,750.00	\$ 1,565.66	79.04	\$ 686,030.05	\$ 8,679.53	5.54
17	160.00	\$ 252,680.00	\$ 1,579.25	160.00	\$ 1,680,000.00	\$ 10,500.00	6.65
18	93.28	\$ 260,700.00	\$ 2,794.81	93.28	\$ 644,000.46	\$ 6,903.95	2.47
19	9.55	\$ 13,990.00	\$ 1,464.92	9.55	\$ 59,999.98	\$ 6,282.72	4.29
20	100.00	\$ 156,970.00	\$ 1,569.70	100.00	\$ 1,090,000.00	\$ 10,900.00	6.94
21	50.80	\$ 85,680.00	\$ 1,686.61	50.80	\$ 500,000.02	\$ 9,842.52	5.84
22	69.50	\$ 85,020.00	\$ 1,223.31	69.50	\$ 240,000.18	\$ 3,453.24	2.82
23	5.50	\$ 4,300.00	\$ 781.82	5.50	\$ 13,500.03	\$ 2,454.55	3.14
24	152.00	\$ 138,760.00	\$ 912.89	152.00	\$ 800,000.32	\$ 5,263.16	5.77
25	89.50	\$ 247,270.00	\$ 2,762.79	89.50	\$ 1,394,999.81	\$ 15,586.59	5.64
26	199.64	\$ 200,100.00	\$ 1,002.30	199.64	\$ 785,000.45	\$ 3,932.08	3.92
27	203.74	\$ 84,250.00	\$ 413.52	203.74	\$ 450,000.54	\$ 2,208.70	5.34
28	150.00	\$ 218,590.00	\$ 1,457.27	150.00	\$ 1,062,150.00	\$ 7,081.00	4.86
29	172.01	\$ 243,420.00	\$ 1,415.15	172.01	\$ 1,186,999.73	\$ 6,900.76	4.88
30	125.31	\$ 176,760.00	\$ 1,410.58	125.31	\$ 561,867.48	\$ 4,483.82	3.18
31	80.00	\$ 118,250.00	\$ 1,478.13	80.00	\$ 568,000.00	\$ 7,100.00	4.80
32	80.00	\$ 121,580.00	\$ 1,519.75	80.00	\$ 780,000.00	\$ 9,750.00	6.42
Average			\$1,462.95			\$7,043.35	4.83

Comparison Chart

Resolution		Values	Fence Removal woven wire/ barbed wire	Fence Removal barbed wire only	Fence Replacement woven wire/ barbed wire	Fence Replacement barbed wire only
Year	Value	Chart	combination		combination	
2021		(4.83)				
2020	5.4	(5.36)	\$4.00	\$3.00	\$16.00	\$14.00
2019	4.0	(3.96)	\$4.00	\$3.00	\$16.00	\$14.00
2018	4.0	(3.73)	\$4.00	\$3.00	\$16.00	\$14.00
2017	4.0	(2.90)	\$4.00	\$3.00	\$16.00	\$14.00
2016	4.0	(3.40)	\$4.00	\$3.00	\$16.00	\$14.00
2015	4.25	(3.95)	\$4.00	\$3.00	\$16.00	\$14.00
2014	5.0	(4.79)	\$4.00	\$3.00	\$16.00	\$14.00
2013	4.25	(4.06)	\$4.00	\$3.00	\$16.00	\$14.00
2012	4.0	(3.76)	\$4.00	\$3.00	\$16.00	\$14.00
2011	4.0	(3.39)	\$4.00	\$3.00	\$16.00	\$14.00
2010	4.0	(3.16)	\$4.00	\$3.00	\$16.00	\$14.00